

089.A

0001

0052.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

602,200 / 602,200

USE VALUE:

602,200 / 602,200

ASSESSED:

602,200 / 602,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HEMLOCK ST, ARLINGTON

OWNERSHIP

Owner 1:	DIEHL NICHOLAS B & STACEY R	Unit #:	52
Owner 2:			
Owner 3:			
Street 1:	52 HEMLOCK ST		

Street 2:	
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MACDONALD MARC ALAN & -
Owner 2:	LARMOUTH KIMBERLY ANN -
Street 1:	52 HEMLOCK STREET
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 1806 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

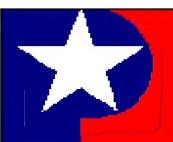
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7298																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	602,200			602,200		314414
							GIS Ref
							GIS Ref
							Insp Date
							08/20/18

**USER DEFINED**

Prior Id # 1:	56058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	21:40:46
LAST REV	
Date	Time
05/07/19	15:47:19
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	602,200	0	.	.	602,200		Year end	12/23/2021
2021	102	FV	584,600	0	.	.	584,600		Year End Roll	12/10/2020
2020	102	FV	575,800	0	.	.	575,800	575,800	Year End Roll	12/18/2019
2019	102	FV	511,000	0	.	.	511,000	511,000	Year End Roll	1/3/2019
2018	102	FV	402,000	0	.	.	402,000	402,000	Year End Roll	12/20/2017
2017	102	FV	366,000	0	.	.	366,000	366,000	Year End Roll	1/3/2017
2016	102	FV	366,000	0	.	.	366,000	366,000	Year End	1/4/2016
2015	102	FV	356,700	0	.	.	356,700	356,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD MARC	71045-444	1	5/23/2018		610,000	No	No		
YOUNG DOUGLAS &	63555-155		4/30/2014		390,000	No	No		
YOUNG DOUGLAS,	58535-136		2/22/2012	Family		No	No	M DEED	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/17/2018	1528	Porch	2,500	C					5/7/2019	SQ Returned	JO	Jenny O
4/21/2016	484	Add Att	20,000					finish attic space	8/20/2018	Permit Visit	DGM	D Mann
4/8/2015	302	New Wind	3,400					Replace 7 windows.	8/20/2018	Measured	DGM	D Mann
									8/20/2018	Left Notice	DGM	D Mann
									5/27/2015	Permit Insp	PC	PHIL C
									5/14/2015	SQ Returned	MM	Mary M
									5/9/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good														
Sty Ht: 1A - 1 Sty +Attic				A Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BLUE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Year Blt: 1926	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl:	Rating:			Other											
Jurisdct: G14	Fact: .			WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
								Lower											
								Totals	RMs: 7	BRs: 2	Baths: 1	HB							
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:															
Prim Int Wal 2 - Plaster				Total Units:															
Sec Int Wall:	%			Floor: M - Multi-Level															
Partition: T - Typical				% Own: 59.000000000															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors:	%																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 089.A-0001-0052.0										
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:											Total:			

AssessPro Patriot Properties, Inc

